



# 1445 Alta Vista Road Kelowna British Columbia

\$949,000

Welcome to 1445 Alta Vista Rd. \*Amazing opportunity\* priced below assessed value! This beautiful 4 Bedroom 2 Bathroom Walk out Rancher boasts \$100 K in modern renovations. Centrally located in Glenmore, just a short walk to downtown & amenities. This well designed home boasts a BRAND NEW modern kitchen w/ all NEW appliances, a large island w/ drawers & quartz countertops. Relax in the enclosed private sunroom off the kitchen. Bright living/ dining room w/ lots of natural light & cozy modern fireplace. 2 large bedrooms, updated main bathroom & laundry room w/ new washer & dryer complete the main level. New high end vinyl plank flooring throughout the home, new patio doors & nearly all windows have been replaced w/ high-end energy efficient windows - one is security rated on lower level. Lower level has a family room w/ bar & fireplace perfect for entertaining, 2 more bedrooms & full bathroom and storage. The XL bedroom could also be used as a games room w/pool table! Walk out access to back yard w/ an enclosed area great for pets and a handy workshop. \*Potential to convert the lower level to 1-2 bedrm in-law suite if desired\* Escape to your back yard oasis complete w/ a cute garden shed & raised beds. Lots of storage, room to park your RV & views of the downtown city lights from front yard. Zoned MF1 for future value. This beautifully updated home in an amazing family friendly neighbourhood is truly a rare find...book your showing today! (id:6769)

- Workshop 9'11" x 8'7"
- Utility room 12'2" x 12'10"
- Storage 4'11" x 10'11"
- Recreation room 13'3" x 24'1"
- 3pc Bathroom 5'10" x 8'0"
- Bedroom 11'9" x 13'3"
- Bedroom 12'8" x 22'6"
- Sunroom 10'2" x 20'2"
- Laundry room 6'5" x 12'2"
- Foyer 9'11" x 5'10"
- 4pc Bathroom 8'1" x 8'2"
- Bedroom 10'5" x 12'3"
- Primary Bedroom 12'4" x 12'8"
- Kitchen 13'5" x 24'4"
- Dining room 15'1" x 11'7"
- Living room 15'0" x 11'7"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<https://wendy-desrosiers.c21.ca/>



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